

930m² Office for Sale in Larnaca - Agios Nikolaos, Limassol District

This 2-storey commercial property boasts a prime location within Limassol's bustling business district, just a short stroll from the District Court. Spanning 800m², the ground floor comprises 180m², with an additional 30m² mezzanine. Each floor offers approximately 300m² of space, totaling 600m². A 60m² roof garden adds an attractive feature. Offices are fully equipped with modern amenities including a VRV system, raised floors, and high-speed internet via optical fiber cable. Structural cabling ensures seamless connectivity. The premises come furnished, offering convenience to occupants. Parking spaces are available. Situated in the sought-after Agios Nikolaos area, the property is als...

Property Info

Covered Area
Energy Efficiency

930
A

Plot / Area Info

Additional info

Reference Number
Property type

235534
Office

Amenities

Location

Location: Larnaca - Agios Nikolaos Region: **Limassol**

Price: €4 000 000 + VAT

VAT for this property is **€669,677** or **€760,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee	~€156 600.00	Common expenses	None
		Price per SQM	€4 301.00/m²		

Representative: MySpace

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Price change history

€4 000 000 on Sep 20, 2025





